

BRADBURY, JOSEPH R
BRADBURY, DEBRA R
63 SAMPSON ROAD
WINDSOR ME 04363

B4627P92 B11516P105

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

FOR 4-1-14 REVIEW BARN-FALLING IN. BARN REMOVED FROM VALUATION. IT HAS NO VALUE.
10/23 - DB MEASURE INFO, ALSO HAS WOOD FURNACE/FORCED HOT AIR FOR HEAT, SUMP PUMP
7/24 KL FR . UC=4/25 PU ENCL PORCH SIDING

Windsor

Property Data			Assessment Record																																																																																																																																																																																				
Neighborhood 11 Nbhd 11			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																
Tree Growth Year 0			2011	18,000	47,600	10,000	55,600																																																																																																																																																																																
Open Space (Year) 0			2012	18,000	47,600	10,000	55,600																																																																																																																																																																																
Farmland (Year) 0			2013	18,000	47,600	10,000	55,600																																																																																																																																																																																
Zone/Land Use 11 Rur Agricultural			2014	18,000	41,900	10,000	49,900																																																																																																																																																																																
Secondary Zone			2015	18,000	41,900	10,000	49,900																																																																																																																																																																																
Topography 2 Rolling			2016	18,000	41,900	16,500	43,400																																																																																																																																																																																
1.Level 4.Below St 7.			2017	18,000	41,900	20,000	39,900																																																																																																																																																																																
2.Rolling 5.Low 8.			2018	18,000	41,900	20,000	39,900																																																																																																																																																																																
3.Above St 6.Swampy 9.			2019	18,000	41,900	20,000	39,900																																																																																																																																																																																
Utilities 5 Dug Well 6 Septic System			2020	18,000	41,900	25,000	34,900																																																																																																																																																																																
1.Public 4.Dr Well 7.Cesspool			2021	18,000	41,900	24,500	35,400																																																																																																																																																																																
2.Water 5.Dug Well 8.Lake Water			2022	18,000	41,900	22,000	37,900																																																																																																																																																																																
3.Sewer 6.Septic 9.None			2023	18,000	41,900	19,250	40,650																																																																																																																																																																																
Street 1 Paved			2024	35,600	115,100	25,000	125,700																																																																																																																																																																																
1.Paved 4.Proposed 7.			<table border="1"> <thead> <tr> <th colspan="2">Land Data</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Front Foot</th> <th>Type</th> <th>Effective</th> <th>Factor</th> </tr> <tr> <td></td> <td></td> <td>Frontage</td> <td>Depth</td> <td>Code</td> </tr> </thead> <tbody> <tr> <td>11.Commercial Lot</td> <td></td> <td></td> <td></td> <td>%</td> <td>1.Open Space Red</td> </tr> <tr> <td>12.Not Used</td> <td></td> <td></td> <td></td> <td>%</td> <td>2.Excess Frtg</td> </tr> <tr> <td>13.Commercial Lot</td> <td></td> <td></td> <td></td> <td>%</td> <td>3.Topography</td> </tr> <tr> <td>14.Not Used</td> <td></td> <td></td> <td></td> <td>%</td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Miscellaneous</td> <td></td> <td></td> <td></td> <td>%</td> <td>5.Access</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>7.Corner Infl</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>30.Prime Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>31.Blueberry/Hort</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>34.Software(Farm</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>35.Mixed Wood (Fa</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>36.Hardwood (Farm</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>37.Software</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>41.Miscellaneous</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>44.Lot Improvemen</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>45.Utility Valuat</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>46.Miscellaneous</td> </tr> </tbody> </table>					Land Data		Influence		Influence Codes	Front Foot	Type	Effective	Factor			Frontage	Depth	Code	11.Commercial Lot				%	1.Open Space Red	12.Not Used				%	2.Excess Frtg	13.Commercial Lot				%	3.Topography	14.Not Used				%	4.Size/Shape	15.Miscellaneous				%	5.Access					%	6.Restriction					%	7.Corner Infl					%	8.View/Environ					%	9.Fract Share					%	Acres					%	30.Prime Lot					%	31.Blueberry/Hort					%	32.Pasture					%	33.Orchard					%	34.Software(Farm					%	35.Mixed Wood (Fa					%	36.Hardwood (Farm					%	37.Software					%	38.Mixed Wood					%	39.Hardwood					%	40.Wasteland					%	41.Miscellaneous					%	42.Mobile Home Si					%	43.Condo Site					%	44.Lot Improvemen					%	45.Utility Valuat					%	46.Miscellaneous
Land Data		Influence						Influence Codes																																																																																																																																																																															
Front Foot	Type	Effective	Factor																																																																																																																																																																																				
		Frontage	Depth	Code																																																																																																																																																																																			
11.Commercial Lot				%	1.Open Space Red																																																																																																																																																																																		
12.Not Used				%	2.Excess Frtg																																																																																																																																																																																		
13.Commercial Lot				%	3.Topography																																																																																																																																																																																		
14.Not Used				%	4.Size/Shape																																																																																																																																																																																		
15.Miscellaneous				%	5.Access																																																																																																																																																																																		
				%	6.Restriction																																																																																																																																																																																		
				%	7.Corner Infl																																																																																																																																																																																		
				%	8.View/Environ																																																																																																																																																																																		
				%	9.Fract Share																																																																																																																																																																																		
				%	Acres																																																																																																																																																																																		
				%	30.Prime Lot																																																																																																																																																																																		
				%	31.Blueberry/Hort																																																																																																																																																																																		
				%	32.Pasture																																																																																																																																																																																		
				%	33.Orchard																																																																																																																																																																																		
				%	34.Software(Farm																																																																																																																																																																																		
				%	35.Mixed Wood (Fa																																																																																																																																																																																		
				%	36.Hardwood (Farm																																																																																																																																																																																		
				%	37.Software																																																																																																																																																																																		
				%	38.Mixed Wood																																																																																																																																																																																		
				%	39.Hardwood																																																																																																																																																																																		
				%	40.Wasteland																																																																																																																																																																																		
				%	41.Miscellaneous																																																																																																																																																																																		
				%	42.Mobile Home Si																																																																																																																																																																																		
				%	43.Condo Site																																																																																																																																																																																		
				%	44.Lot Improvemen																																																																																																																																																																																		
				%	45.Utility Valuat																																																																																																																																																																																		
				%	46.Miscellaneous																																																																																																																																																																																		
INSPECTION CODE 0			<table border="1"> <thead> <tr> <th>Front Foot</th> <th>Square Feet</th> <th>Acres/Sites</th> <th>Total Acreeage</th> </tr> </thead> <tbody> <tr> <td>21</td> <td>1.00</td> <td>100</td> <td>2.00</td> </tr> <tr> <td>25</td> <td>1.00</td> <td>100</td> <td></td> </tr> </tbody> </table>					Front Foot	Square Feet	Acres/Sites	Total Acreeage	21	1.00	100	2.00	25	1.00	100																																																																																																																																																																					
Front Foot	Square Feet	Acres/Sites						Total Acreeage																																																																																																																																																																															
21	1.00	100	2.00																																																																																																																																																																																				
25	1.00	100																																																																																																																																																																																					
PRINT CARD 0																																																																																																																																																																																							
Sale Data																																																																																																																																																																																							
Sale Date																																																																																																																																																																																							
Price																																																																																																																																																																																							
Sale Type																																																																																																																																																																																							
1.Land 4.Mobile 7.																																																																																																																																																																																							
2.L & B 5.Other 8.																																																																																																																																																																																							
3.Building 6. 9.																																																																																																																																																																																							
Financing																																																																																																																																																																																							
1.Convent 4.Seller 7.																																																																																																																																																																																							
2.FHA/VA 5.Private 8.																																																																																																																																																																																							
3.Assumed 6.Cash 9.Unknown																																																																																																																																																																																							
Validity																																																																																																																																																																																							
1.Valid 4.Split 7.Renovate																																																																																																																																																																																							
2.Related 5.Partial 8.Other																																																																																																																																																																																							
3.Distress 6.Exempt 9.Trust																																																																																																																																																																																							
Verified																																																																																																																																																																																							
1.Buyer 4.Agent 7.Family																																																																																																																																																																																							
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																							
3.Lender 6.MLS 9.																																																																																																																																																																																							

Windsor

Map Lot 07-052-A

Account 140

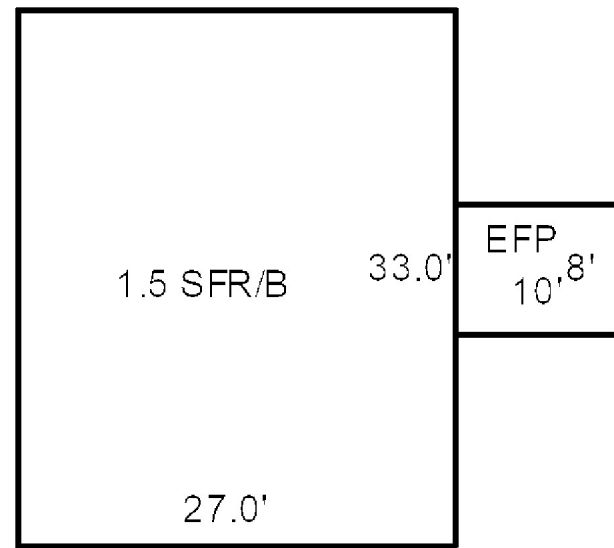
Location 63 SAMPSON ROAD

Card 1

Of 1

10/24/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Cottage	Secondary heat 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Mobile	Heat Type 100% 8 Monitor/Unit Heat	3. 6. 9.
4.Cape 8.Log 12.Gar/Apt	1.HW 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.Monitor/ 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 9 None
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 1 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style 3 Old Style	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 90%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 3 Sheet Metal	Bath(s) Style 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) 891
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1830	# Half Baths 0	Funct. % Good 99%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Long Ter 7.Damage
1.Concrete 4.Wood 7.		2.O-Built 5.Dilapida 8.Basement
2.C Block 5.Slab 8.		3.MoHoNoLa 6.Util/Lay 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 9.None 7.
2.1/2 Bmt 5.Crawl Sp 8.		1.Location 5. 8.
3.3/4 Bmt 6. 9.None		2.Encroach 6. 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6. 9.	
3.Wet 6. 9.	Information Code 5 Estimate	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	



Date Inspected 7/25/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1990	80	3 100	3	0 %	100 %	
24 Frame Shed	1900	160	3 100	3	0 %	100 %	
68 Wood Deck	1990	30	2 100	3	0 %	100 %	
22 Encl Frame Porch	2023	80	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



- 1.1 Story Frame
- 2.2 Story Frame
- 3.3 Story Frame
- 4.1-1/2 Story Fr
- 5.1-3/4 Story Fr
- 6.2-1/2 Story Fr
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic